



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, MAY 22, 2007

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR ROBERT J. BENICH
VICE-CHAIR ROBERT L. ESCOBAR
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER RALPH LYLE
COMMISSIONER JOSEPH H. MUELLER

WORKSHOP - 6:00 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION MEETING AGENDA

MAY 22, 2007

PAGE 2

WORKSHOP - 6:00 P.M.

- 1) **CITY OF MORGAN HILL-CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) STANDARDS AND CRITERIA:** A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.410 of the Municipal Code.

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: May 8, 2007

PUBLIC HEARING:

- 1) **REVIEW OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) PROJECTS THAT ARE BEHIND SCHEDULE AND CONSIDER TRANSFER OF FISCAL YEAR BUILDING ALLOCATIONS BETWEEN RDCS PROJECTS:** Review of Residential Development Control System (RDCS) projects that are behind schedule and consider transfer of fiscal year building allocations between RDCS projects.

Recommendation: Discussion/Direction.

- 2) **EXCEPTION TO LOSS OF BUILDING ALLOCATION, ELBA-07-04: E. DUNNE-KRUSE:** A request for a three-year extension of time on three building allotments awarded under the Micro Measure C competition for fiscal year 2006-2007.

Recommendation: Adopt Resolution with recommendation to forward request to the City Council
for approval.

- 3) **EXCEPTION TO LOSS OF BUILDING ALLOCATION, ELBA-07-05: DEPOT-THE GRANARY:** A request for an exception to loss of building allocation and extension of time on a building allotment awarded under the Downtown Small Vertical Mixed-Use RDCS competition for fiscal years 2006-07 and 2007-08.

Recommendation: Adopt Resolution with recommendation to forward request to the City

PLANNING COMMISSION MEETING AGENDA

MAY 22, 2007

PAGE 3

Council

for approval.

- 4) **EXCEPTION TO LOSS OF BUILDING ALLOCATION, ELBA-07-06: MONTEREY-SHERMAN HOUSE:** A request for a one-year extension of time on a building allotment awarded under the Downtown Small Vertical Mixed-Use RDCS competition for fiscal year 2008-09.

Recommendation: Adopt Resolution with recommendation to forward request to the City Council

for approval.

- 5) **DEVELOPMENT AGREEMENT AMENDMENT, DAA-06-06: MONTEREY-GUNTER:** A request to amend the current development agreement to allow for a 1-year extension of the “commencement of construction” date for the 15 unit mixed use residential development located on an approximate one acre site at 17620 Monterey Rd., north of Main Ave. and east of McLaughlin Ave. (APN 726-23-008)

Recommendation: 1) Adopt Resolution recommending approval of the amended Development Agreement; and
2) Adopt Resolution amending the project development schedule.

- 6) **DEVELOPMENT AGREEMENT AMENDMENT, DAA-05-08: CHURCH-ALCINI:** A request to amend to current development agreement to allow a 6-month extension of the “commencement of construction” date for the 14-unit project located on the west side of Church St., north of Bisceglia Ave. (APNS 817-01-061 & 064)

Recommendation: 1) Adopt Resolution recommending approval of the amended Development Agreement; and
2) Adopt Resolution approving the project development schedule as amended.

- 7) **SUBDIVISION, SD-07-02/DEVELOPMENT AGREEMENT AMENDMENT, DAA-04-09: E. DUNNE-DELCO/DENOVA:** A request for approval of a 14 lot subdivision map and development agreement amendment to cover phase V of the Jasper Park project currently under construction on the south side of E. Dunne Ave. west of San Benancio Dr. (APNS 817-11-067 & 072)

Recommendation: 1) Adopt Resolution recommending approval of the amended Development Agreement; and
2) Adopt Resolution approving the project development schedule as amended; and
3) Adopt Resolution approving 14 lot tentative map.

- 8) **ZONING AMENDMENT, ZA 07-06: CITY OF MORGAN HILL-CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM STANDARDS & CRITERIA:** A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.410 of the Municipal Code.

Recommendation: Reopen Public Hearing/Adopt Resolution with recommendation to forward request to the City Council for approval.

PLANNING COMMISSION MEETING AGENDA

MAY 22, 2007

PAGE 4

UPCOMING AGENDA ITEMS FOR THE JUNE 12, 2007 MEETING:

- Selection of Chair and Vice-Chair
- ZAA-81-10: Peak-Taylor Wheeler Planning/Pacific Coast Manor
- ZA-07-01: E. Main-Ahlin
- SD-06-11: E. Main-Ahlin
- DA-06-05: E. Main-Ahlin
- ZA-06-17: Barrett-Colson & Colson Construction Co.
- GPA-06-04: Barrett-Colson & Colson Construction Co.
- SD-07-03: Cochrane-DiNapoli/Browman

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

PLANNING COMMISSION MEETING AGENDA
MAY 22, 2007
PAGE 5

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